

NEWBERG AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE

Meeting 2 March 9, 2020



AGENDA

March 9

5:30 – 7:00

1. Call to order
2. Roll Call
3. Consent Calendar
4. New Business
5. Public Comment
6. Items from staff
7. Items from committee members
8. Adjournment

NEW BUSINESS

- ❖ Considerations for Boundary decisions
- ❖ Revised Maps
- ❖ Boundary discussion
- ❖ Open House – April 13, 2020
 - Advertising
 - Content
 - UR 101 slide show
 - 2 page public information piece
 - Maps
 - Process

URBAN RENEWAL

What work has been done?

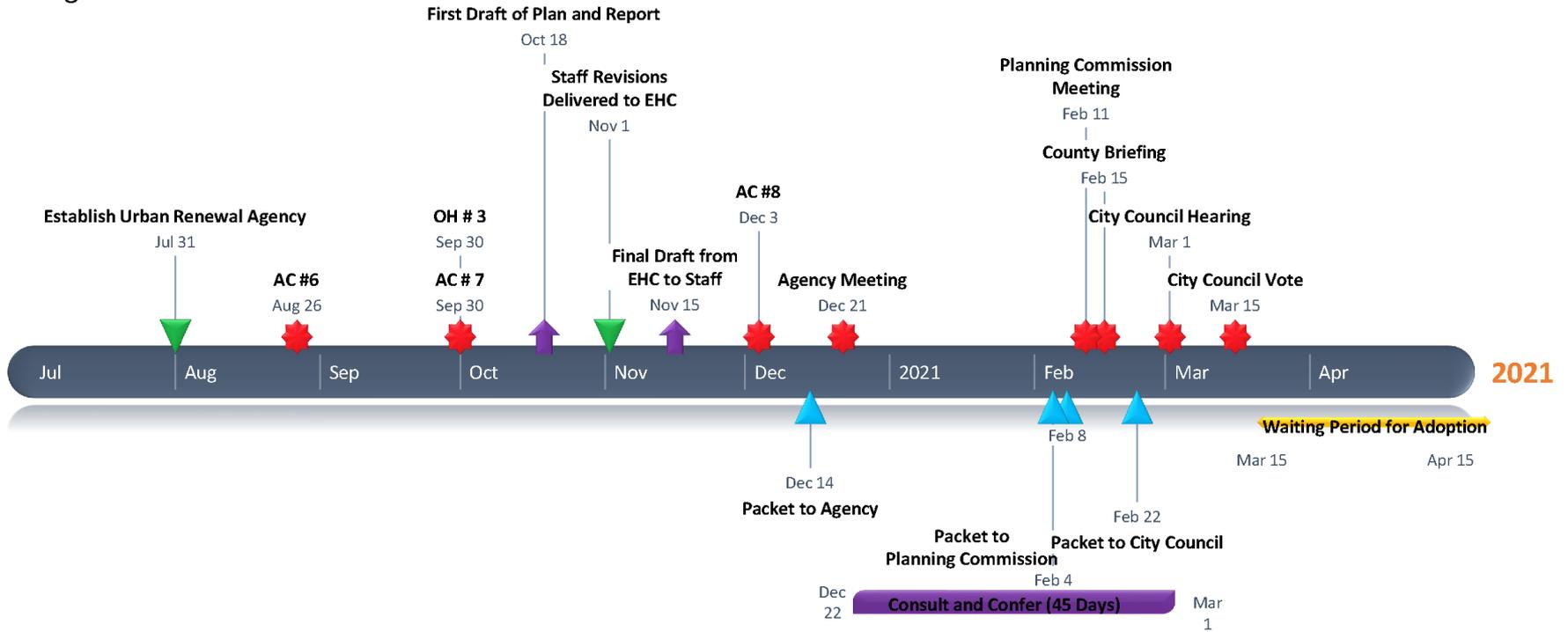
What determines which projects will be funded?

Where will the dollars go?

The Urban Renewal Feasibility Study is being conducted after years of the City of Newberg developing plans. The City of Newberg has engaged in multiple long-range planning projects to determine what projects matter to Newberg Residents and where money from a possible Urban Renewal Area should go. Previous plans also informs the City on what boundaries are being considered for an Urban Renewal Area.



Newberg Urban Renewal Plan Timeline



Newberg Urban Renewal Timing



FACTS ON BOUNDARY ADJUSTMENTS

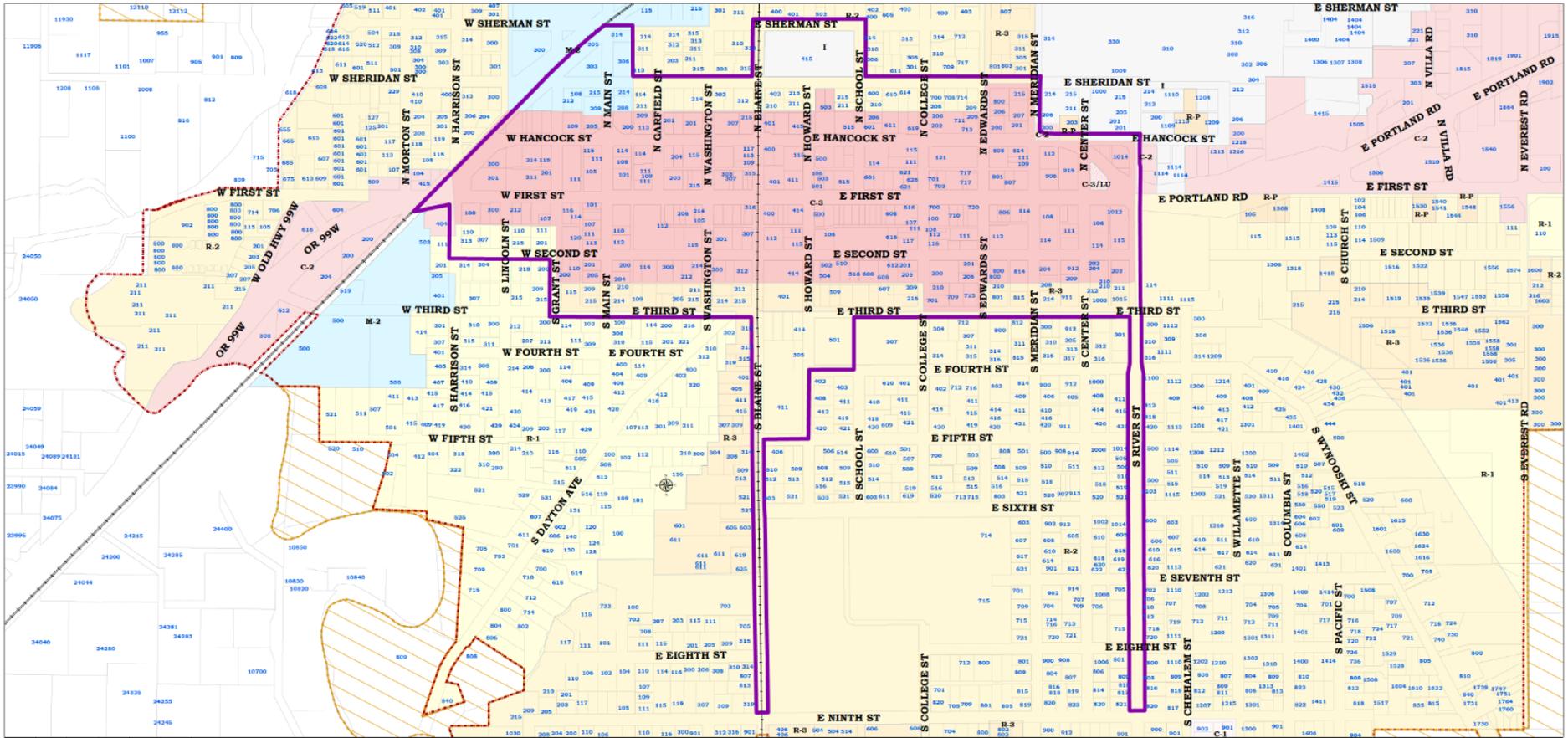
1. Increases limited to 20% of original boundary. There is no provision for increasing this amount.
2. Any increase of property above 1% of existing boundary is a substantial amendment, meaning same process as original adoption of an urban renewal area.
 - a) Public input
 - b) Agency
 - c) Review
 - d) Consult and confer with taxing districts
 - e) Planning Commission
 - f) City Council hearing and vote on non-emergency ordinance

STRATEGY ON BOUNDARY

1. Identify the most ideal final boundary
2. As part of the feasibility study:
 - a) Identify acreage of Riverfront Area minus
 - i. Areas outside of UGB
 - ii. Rogers Landing
 - iii. Water Treatment Plant property
 - b) Identify timing issues with this boundary
 - i. Assessed value of improvements
 - ii. Machinery and equipment
 - iii. Timing of potential new development
 - c) Identify strategies for dealing with timing issues

CONSIDERTIONS FOR BOUNDARY HANDOUT

Downtown Urban Renewal Area - Proposed



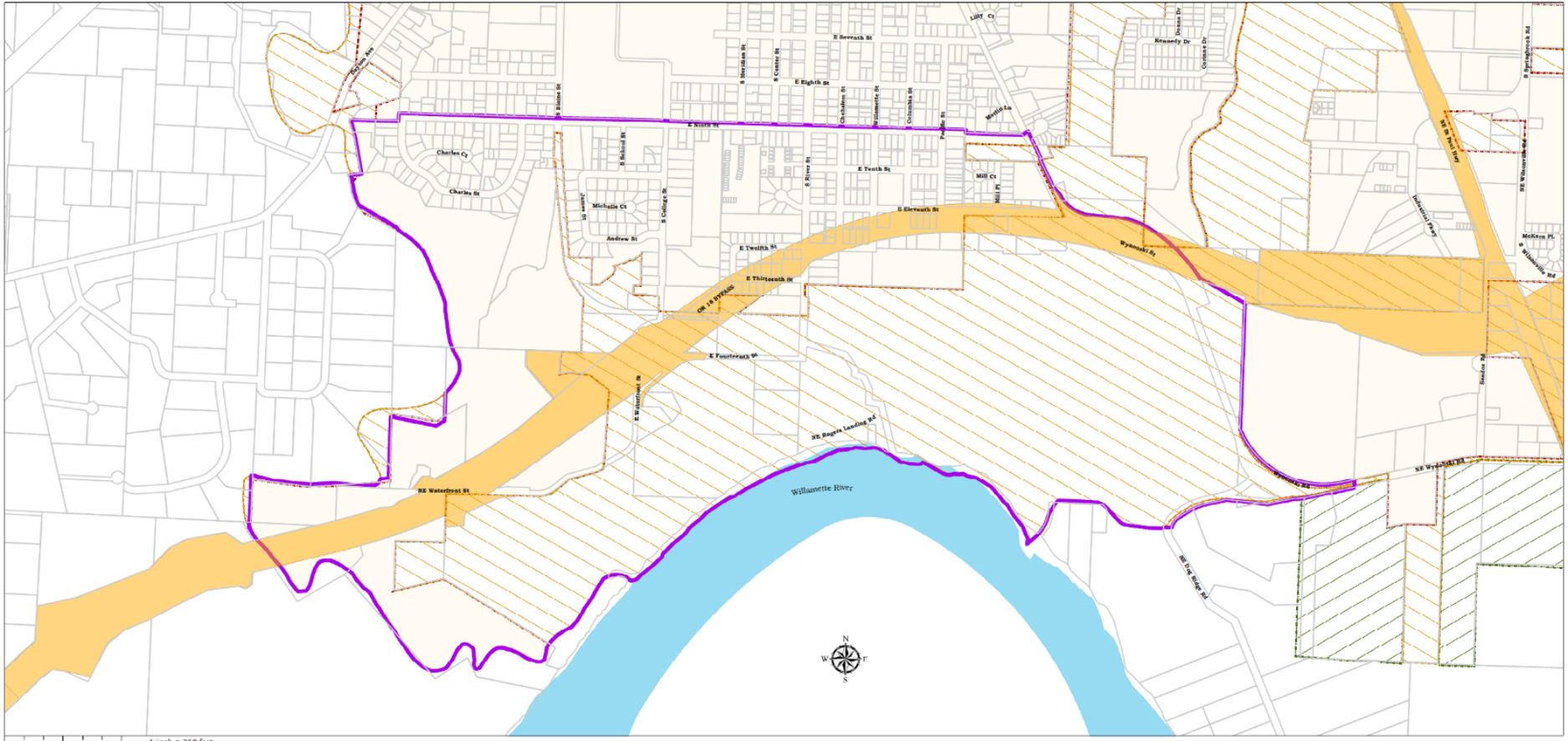
- Downtown URA - Proposed
- City Limit
- UGB
- URA
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Central Business District
- C-3/LU Central Business District - Limited Use
- I Institutional
- M-2 Light Industrial District
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-P Residential Professional
- Tax Lots
- Railroad Tracks

Prepared by Elaine Howard Consulting LLC, 10000 NE 10th Street, Suite 100, Newberg, Oregon 97132
 Date: 10/20/2023
 Project: Downtown Urban Renewal Area - Proposed
 Client: City of Newberg
 Author: Elaine Howard
 Reviewer: Elaine Howard
 Scale: 1 inch = 240 feet
 Contour Interval: 5 feet
 Elevation: 100 feet
 Projection: UTM
 Datum: NAD 83
 Zone: 12N
 Units: Feet
 Contour Interval: 5 feet
 Elevation: 100 feet
 Projection: UTM
 Datum: NAD 83
 Zone: 12N
 Units: Feet

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Proposed Riverfront Urban Renewal Area



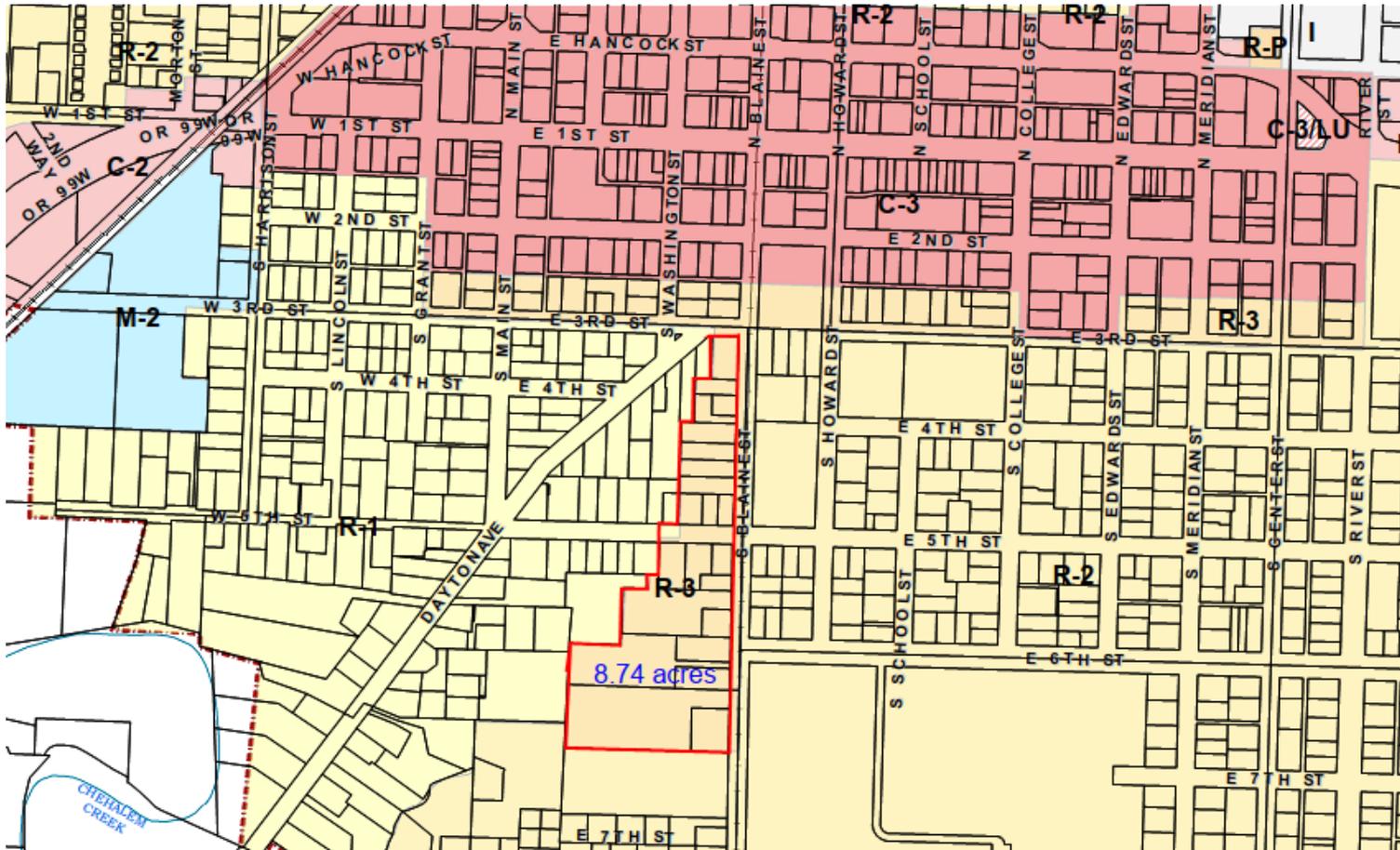
Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Int
 Projection: Lambert Conformal Conic
 Datum: North American 1983 HARN
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 False Northing: 0.0000
 Central Meridian: -120.5000
 Standard Parallel 1: 44.3333
 Standard Parallel 2: 46.0000
 Latitude Of Origin: 43.6967
 Units: Feet
 Document Path: O:\GIS\MapRequest\Chay\1\Riverfront Master Plan.mxd
 Date Saved: 12/01/2020 3:46:09 PM
 Author: Keith McKinnon, GIS Analyst

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- Tax Lots
- OR-18 Bypass
- Proposed Riverfront URA
- City Boundaries
 - City Limit
 - UGB
 - URA
 - Willamette River



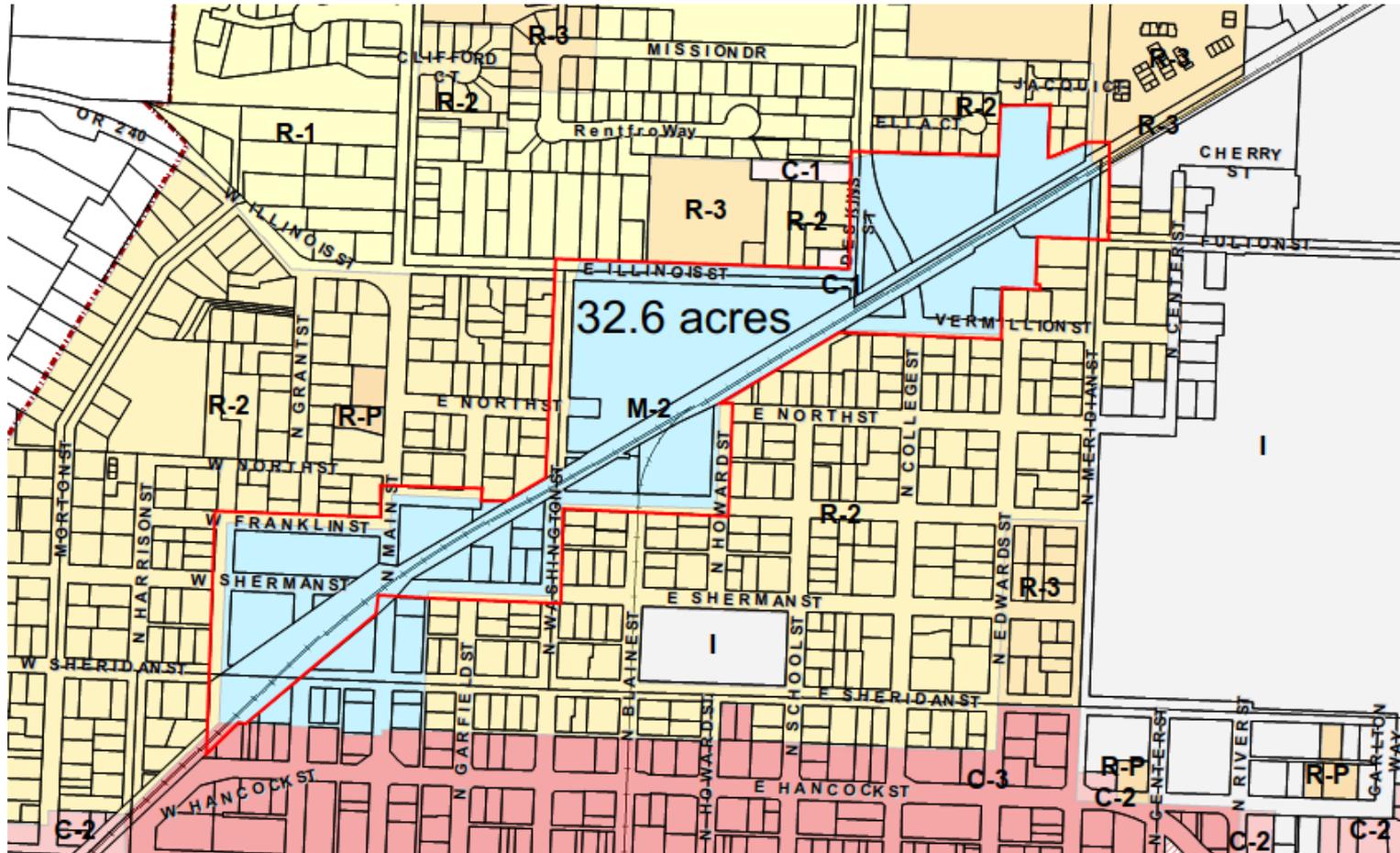
BLAINE STREET HIGH DENSITY RESIDENTIAL



ISSUES

1. Undersized Water Lines
2. Wastewater Lines
3. Sidewalks
4. ADA Ramps

INDUSTRIAL ALONG RAIL ROAD LINE

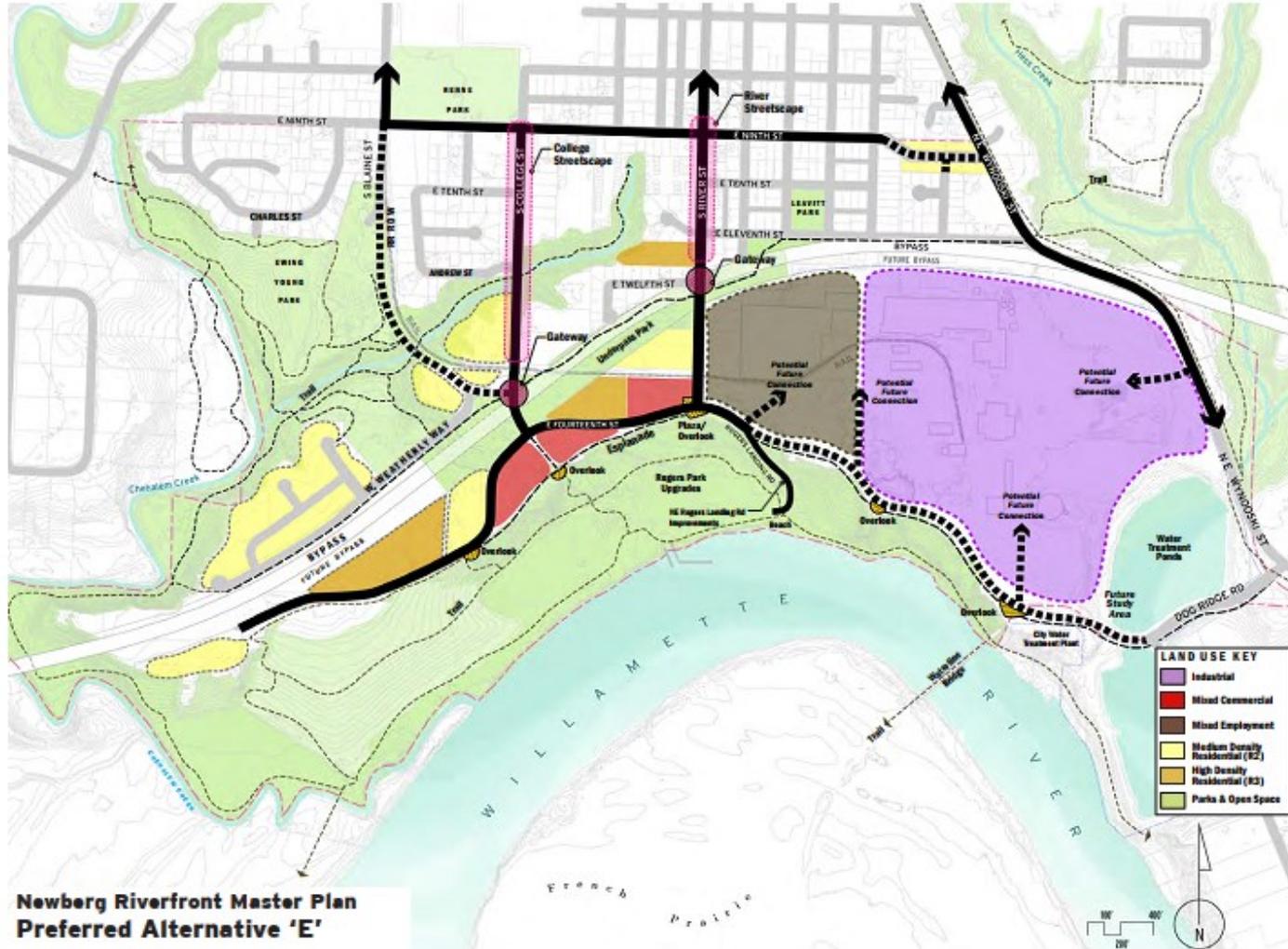


ISSUES

1. Undersized Water Lines
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BOUNDARY DISCUSSION

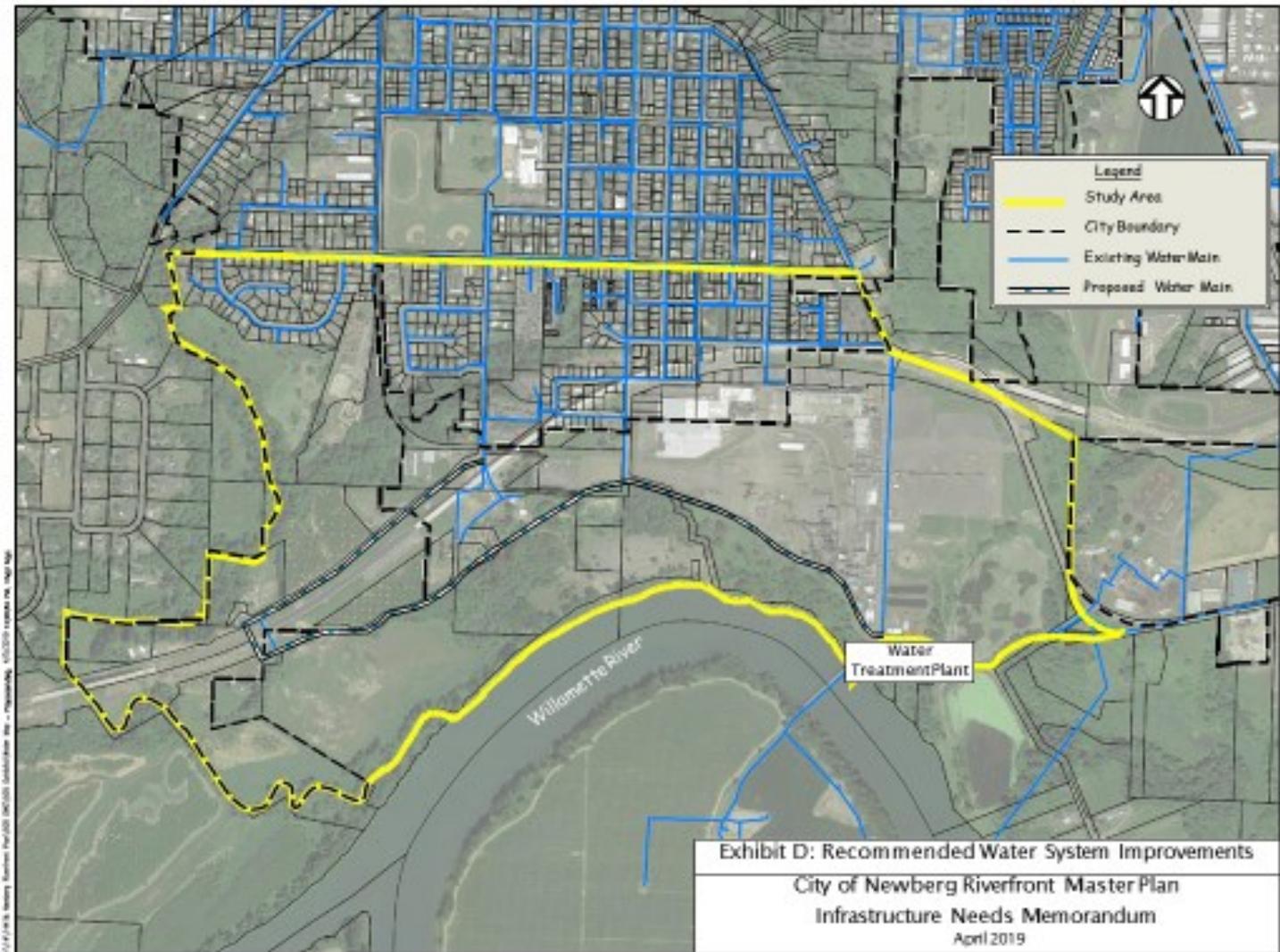
POTENTIAL PROJECTS - RIVERFRONT



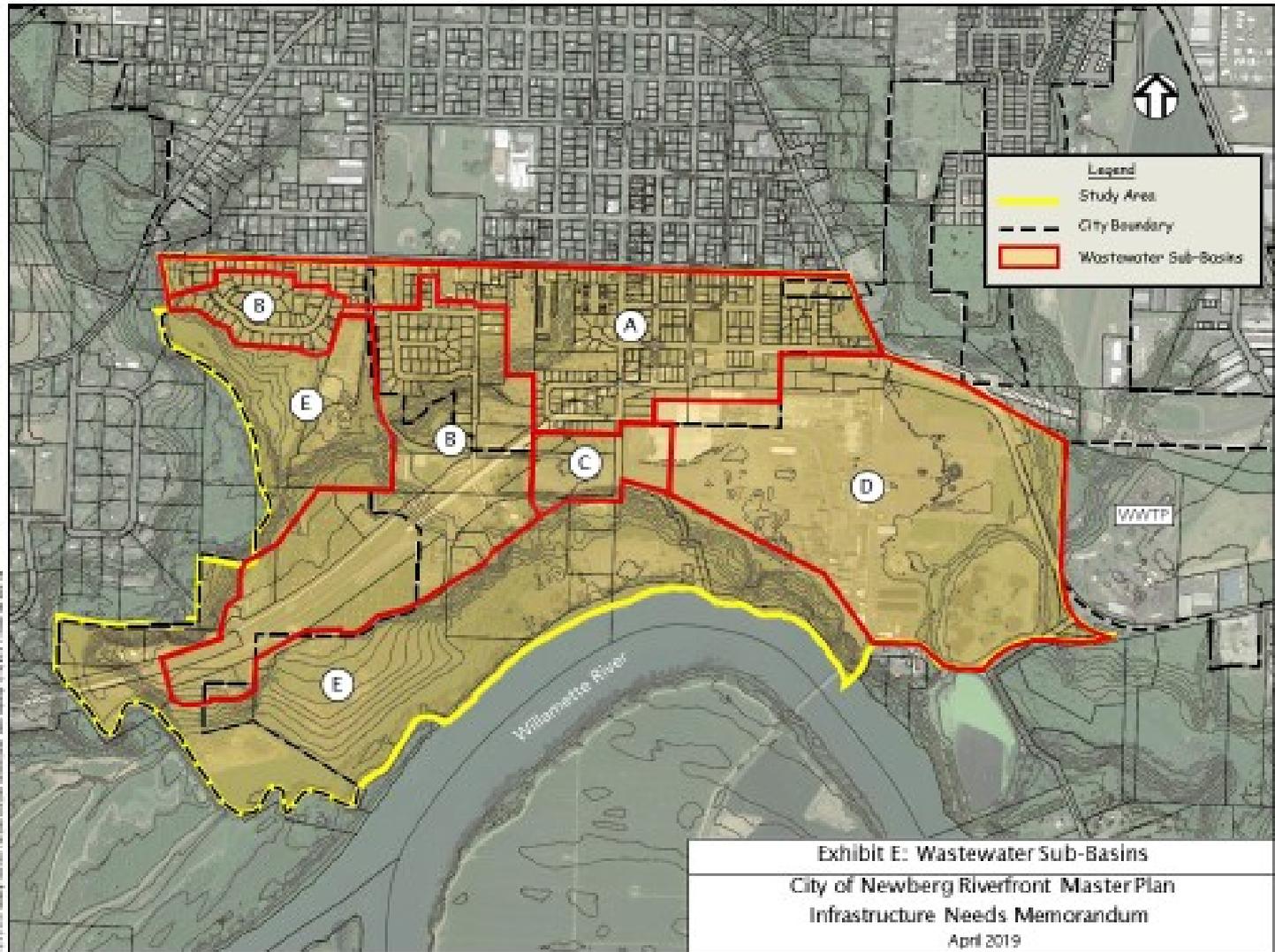
Newberg Riverfront Master Plan Preferred Alternative 'E'

January 2019

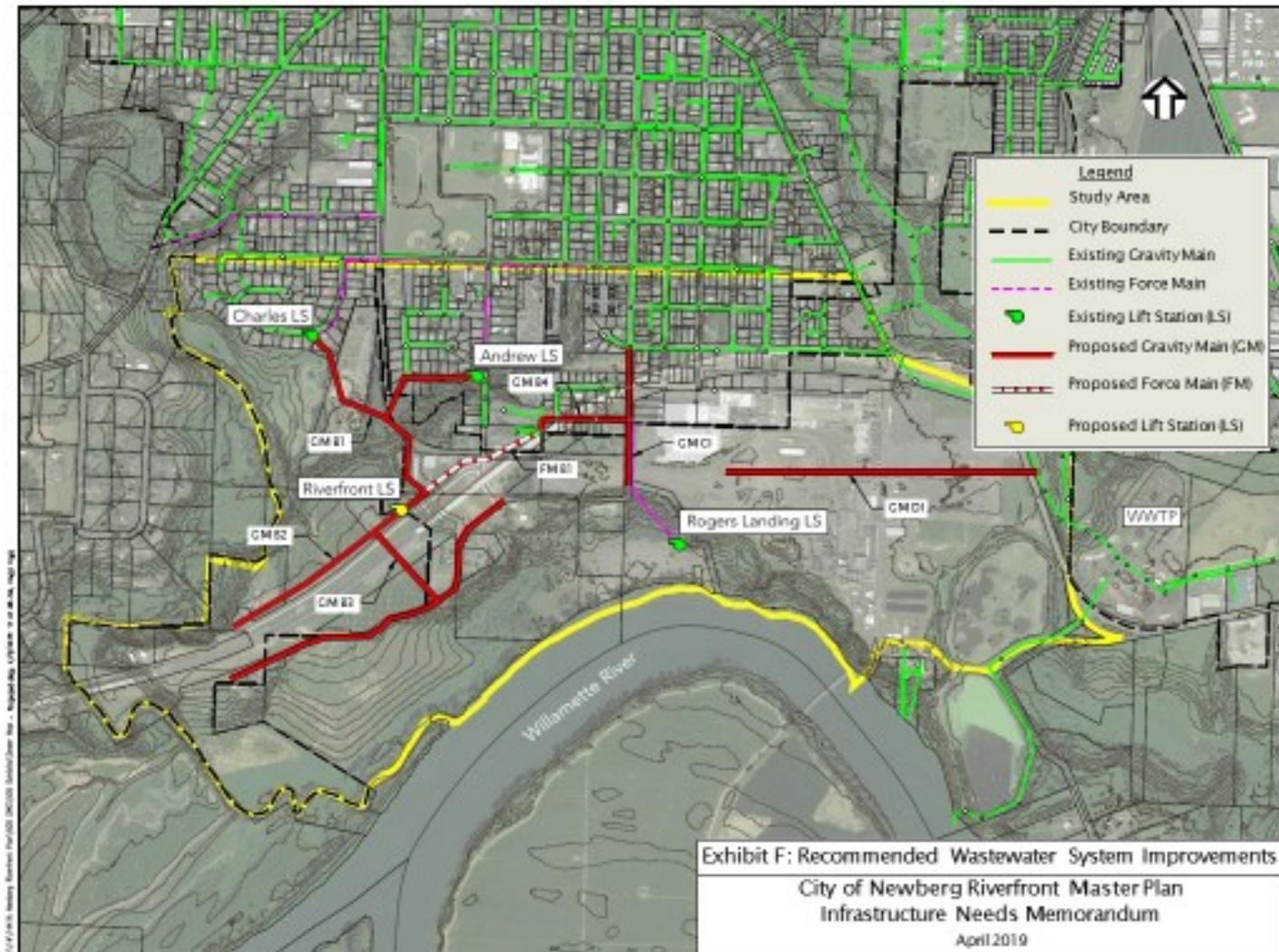
POTENTIAL PROJECTS - RIVERFRONT



POTENTIAL PROJECTS - RIVERFRONT



POTENTIAL PROJECTS - RIVERFRONT



POTENTIAL PROJECTS - RIVERFRONT TRANSPORTATION

S Blaine Street Extension - E Ninth St to S College St - \$1,800,000

Rogers Landing Rd Extension - Willamette River to UGB - \$1,400,000

S College Street Improvements - S Ninth St to E Fourteenth St - \$2,925,000

S River Street Improvements - S First St to Bypass - \$3,200,000

S River Street Improvements - Bypass to Rogers Landing Rd - \$1,215,000

Wynooski St Improvements - S River St to Bypass - \$4,400,000

E Ninth St Sidewalks - S Blaine St to S River St - \$86,000

E Fourteenth St Sidewalks - S College St to S River St - \$83,000

E Eleventh St Sidewalks - S River St to Wynooski - \$78,000

POTENTIAL PROJECTS – RIVERFRONT TRANSPORTATION

E Ninth St Bike Boulevard - S Blaine St to S River Street - \$118,000

E Eleventh St Bike Boulevard - East of S River Street - \$120,000

N Blaine/E Hancock Signal - \$900,000

N Blaine/E First Signal - \$900,000

E Ninth Street Connection - S Pacific Street to Wyooski St - \$562,500

Mill Place Extension - E Ninth Street (Connection) to South Terminus - \$180,000

Rail Crossing Improvements Crossing No. 40A-000.60
(College Street) - \$450,000

Rail Crossing Improvements Crossing No. 40A-000.40 (River Street) - \$415,000

POTENTIAL PROJECTS - RIVERFRONT TRANSPORTATION

E Fourteenth Street - S College St to S River St (Sidewalks in TSP Project P09)
\$640,000

Waterfront Street - S College St to UGB - \$2,160,000

E Fourteenth Street Extension - S River St to NE Dog Ridge Rd - \$3,060,000

E *Industrial St (1)* - E Fourteenth St Ext to Wynooski St - \$2,868,750

S *Industrial St (2)* - Bypass to E Fourteenth St Ext - \$1,338,750

S *Industrial St (3)* - E Industrial St (1) to E Fourteenth St Ext - \$1,434,375

Ninth Street Sidewalks/ADA Ramps – TBD

NE Wynooski Road ½ Street Improvement – TBD

NE Dog Ridge Road ½ Street Improvement - TBD

POTENTIAL PROJECTS – RIVERFRONT WATER/WASTEWATER/STORMWATER

Water Main - \$2,372,490

Riverfront Lift Station* - \$770,000

Force Main B1* - \$119,000

Gravity Main B1 - \$832,000

Gravity Main B2 - \$512,000

Gravity Main B3 - \$1,088,000

Gravity Main B4* - \$505,000

Gravity Main C1 - \$160,000

Gravity Main D1 - \$840,000

Stormwater Mains - \$5,040,000

POTENTIAL PROJECTS - RIVERFRONT TRAILS

Ewing Young Park Nature Trail - \$339,000

Hess Creek Nature Trail - \$226,000

Chehalem Creek Urban Multi-Use Trail - \$480,810

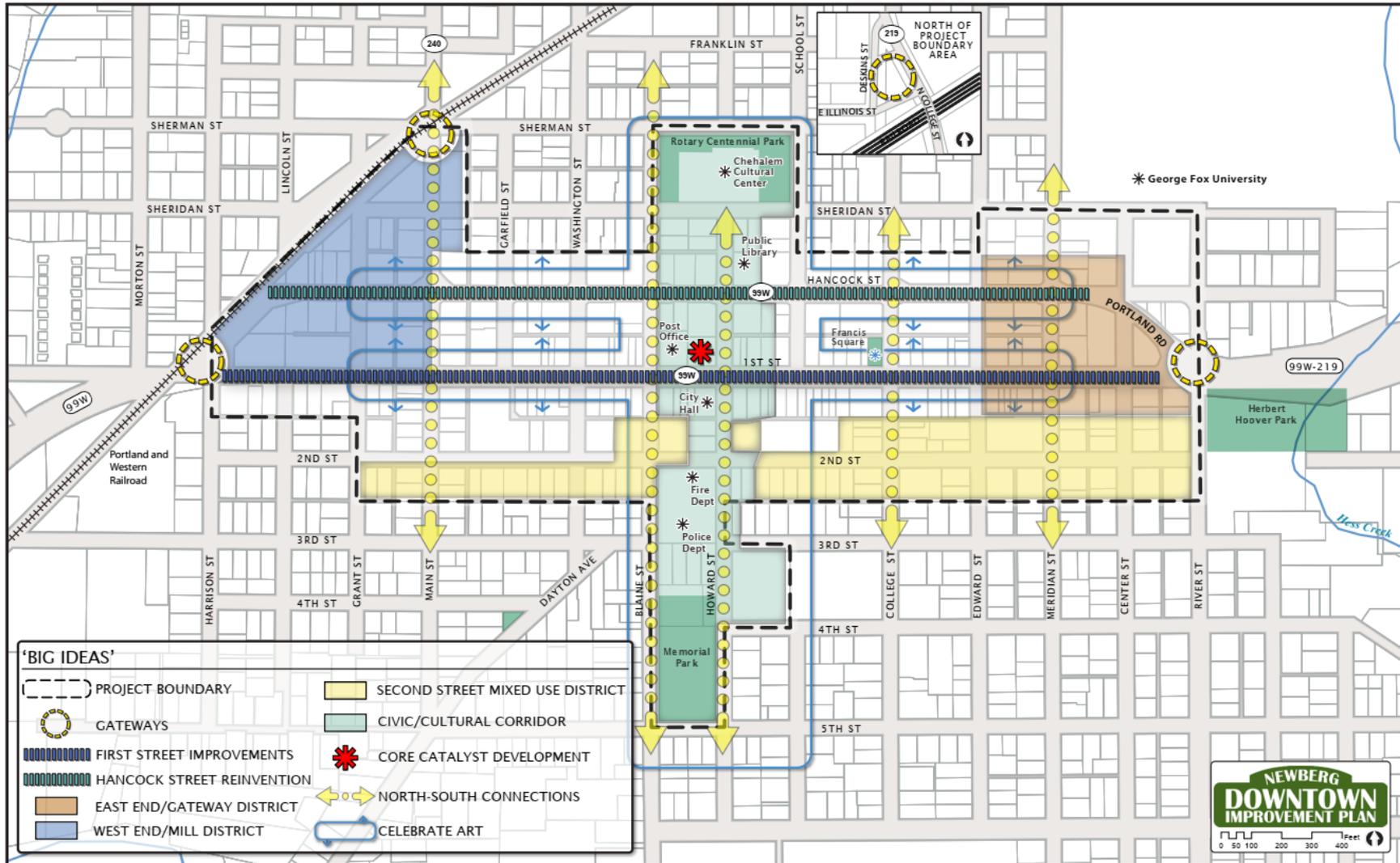
S River Street to S College Street Urban Multi-Use Trail – \$97,200

Esplanade West of S River Street Urban Multi-Use Trail - \$152,000

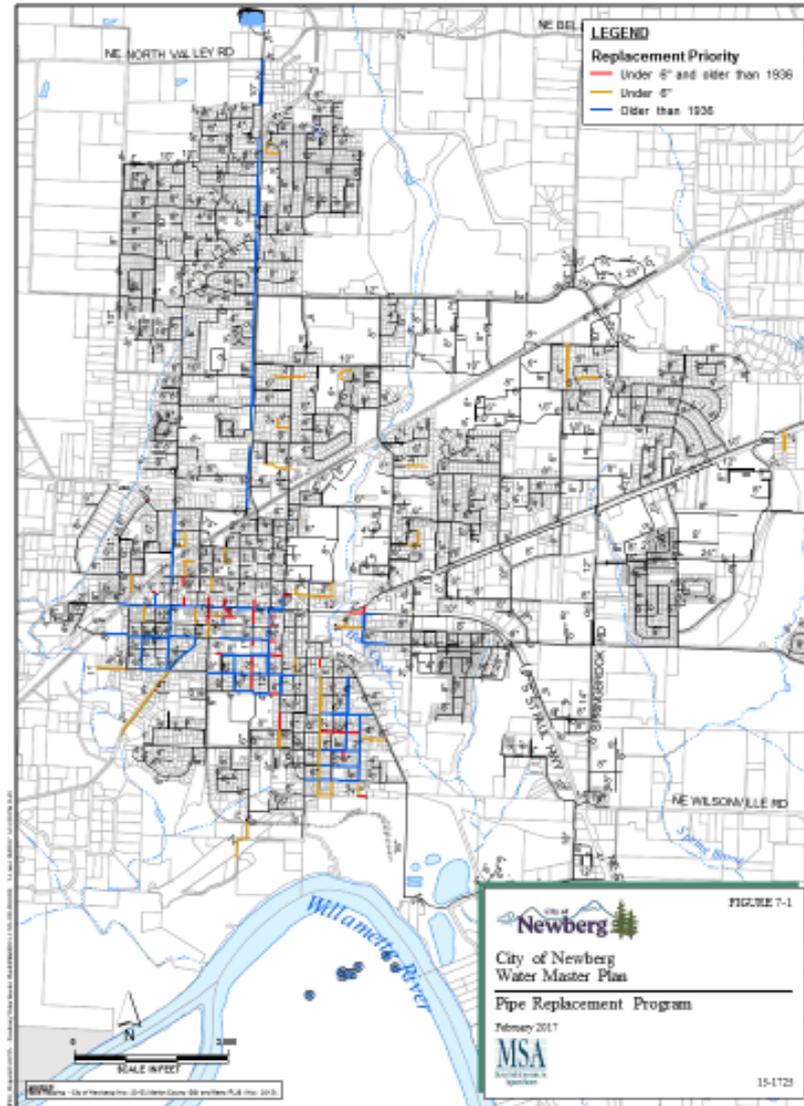
Esplanade South of Mill Urban Multi-Use Trail – \$394,000

Roger Landing Road Urban Multi-Use Trail - \$117,000

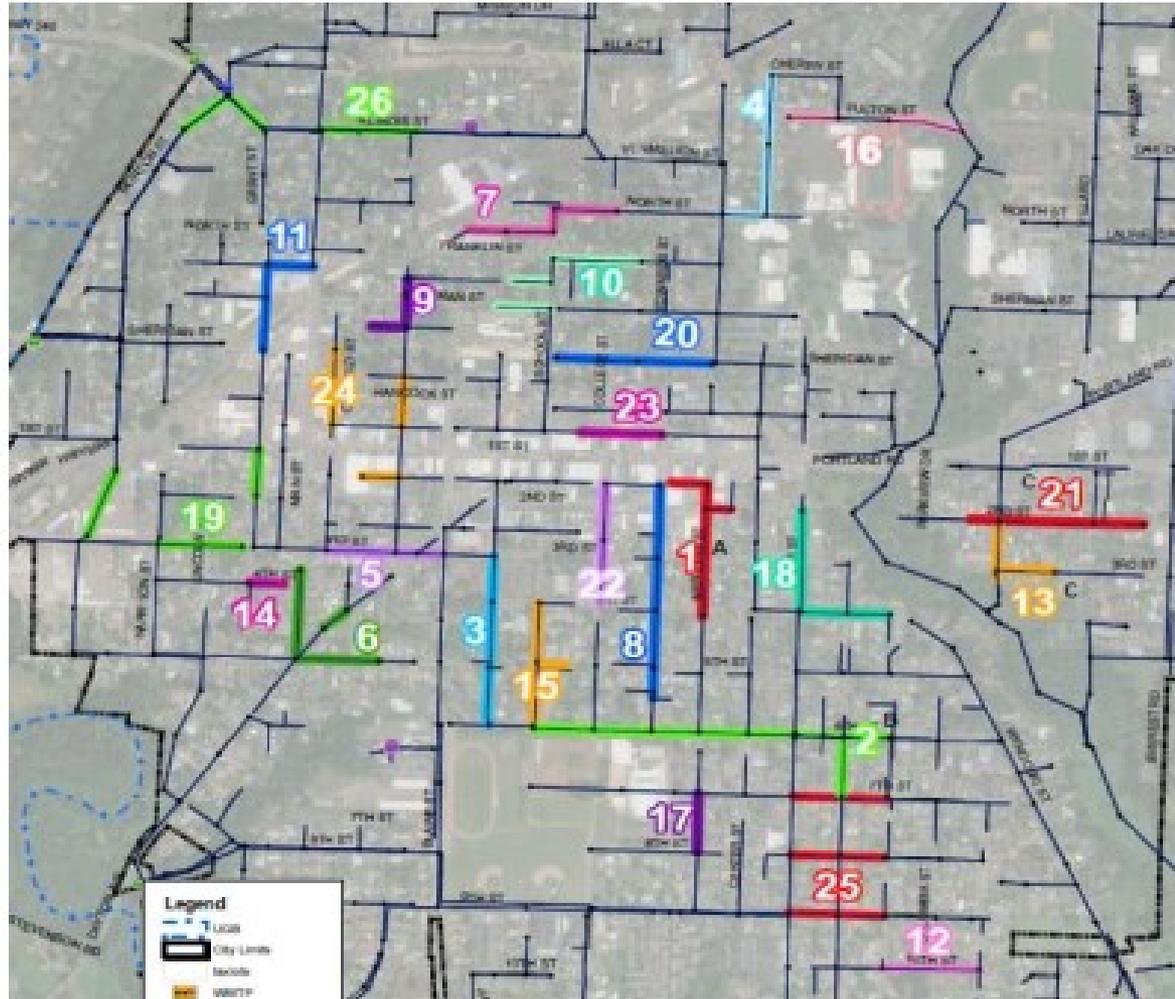
POTENTIAL PROJECTS – DOWNTOWN



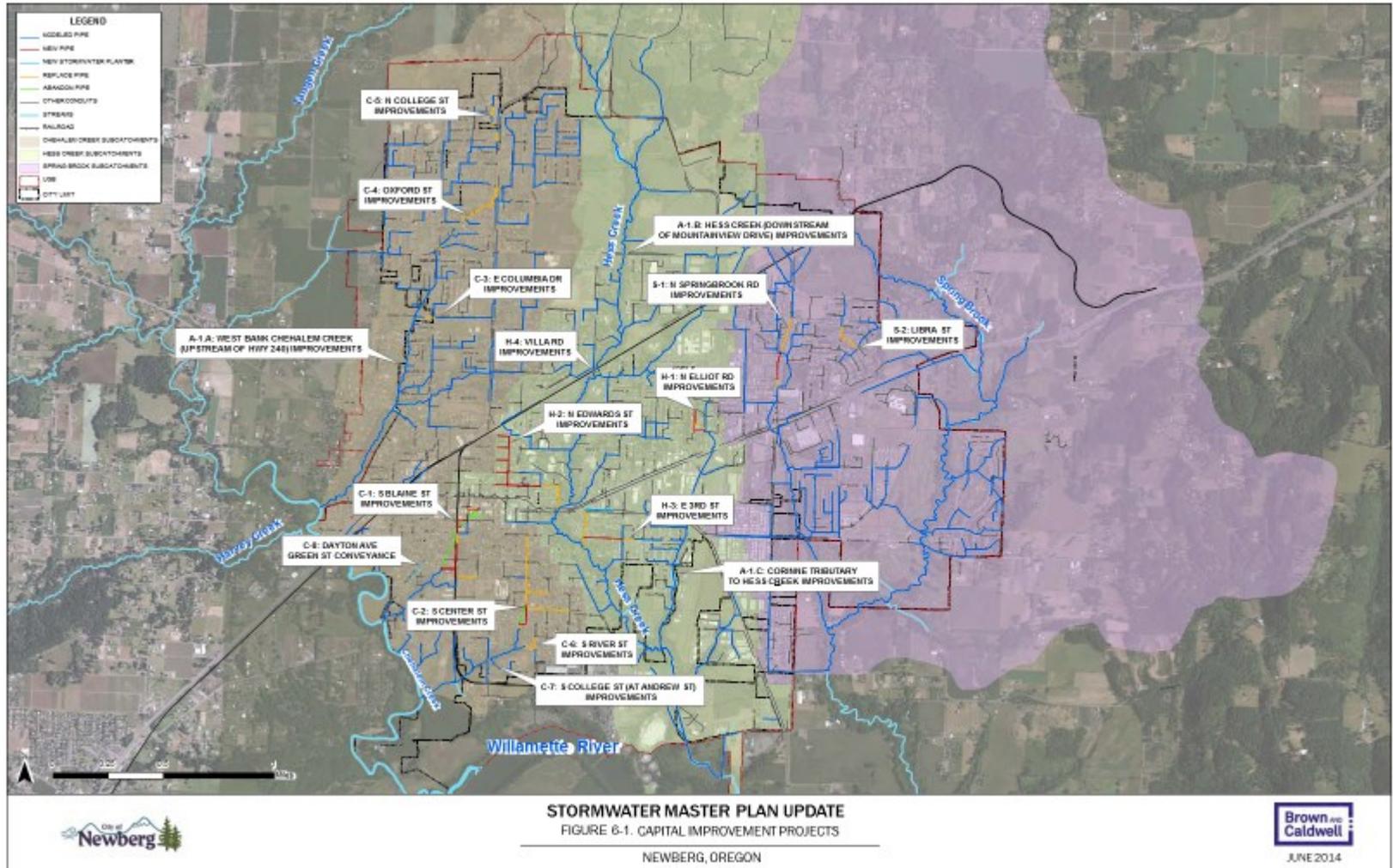
POTENTIAL PROJECTS – DOWNTOWN WATER



POTENTIAL PROJECTS – DOWNTOWN WASTEWATER (I&I)



POTENTIAL PROJECTS – DOWNTOWN STORMWATER



POTENTIAL PROJECTS DOWNTOWN TRANSPORTATION

Hancock Street Road Diet (College to Garfield) - \$2,650,000

First Street Road Diet (Harrison to River) - \$9,275,000

Second Street (Grant to River) - \$846,000

River Street (1/2 block south of Second to Sheridan) - \$682,623

Center Street (1/2 block south of Second to Sheridan) - \$796,394

Meridian Street (1/2 block south of Second to Sheridan) - \$796,394

Edwards Street (1/2 block south of Second to Sheridan) - \$796,394

College Street (1/2 Block south of Second to 1/2 block north of
Hancock) \$682,623

POTENTIAL PROJECTS DOWNTOWN TRANSPORTATION

School Street (First Street to Sherman) - \$455,082

Howard Street (Fifth to First) - \$682,623

Howard Street (First to Sheridan) Festival Street - \$1,980,000

Blain Street (Fifth to Sherman) - \$1,365,246

Washington Street (1/2 block south Second to 1/2 block north
Hancock) - \$682,623

Garfield Street (Frist to 1/2 block north Hancock) - \$341,312

Main Street (1/2 block south Second to Rail Road Tracks) - \$1,023,935

Grant Street (1/2 block south of Second to Rail Road Tracks) - \$796,394

Lincoln Street (1/2 block south of First) - \$113,771

POTENTIAL PROJECTS DOWNTOWN TRANSPORTATION/WATER/ WASTEWATER/STORMWATER

Harrison Street (1/2 block south of First) – \$113,771

Sheridan (Rail Road tracks to 1/2 block east of Main) - \$341,312

Sheridan (Edwards to River) - \$682,623

Water Line Replacement M-1 – \$552,000

Water Line Replacement (various) - \$3,101,000

Wastewater Line Replacement S River Street – \$2,764,000

Inflow/Infiltration Projects - \$1,398,800

Stormwater Line Replacement - S Blaine Street
Improvements \$1,161,000

POTENTIAL PROJECTS DOWNTOWN

Streetscape & Wayfinding Plan - \$120,000

East End Gateway - \$350,000

Secondary Gateway - \$120,000

Artwalk - \$100,000

North/South Connections Refinement Study - \$100,000

Trolley Feasibility Study - \$75,000

POTENTIAL PROJECTS DOWNTOWN

BID or EID - \$40,000

Signage (yearly) - \$5,000

Pedestrian Furniture/Trash Cans/etc. - TBD

Undergrounding Second Street Utilities – TBD

Building Façade Program - TBD

OPEN HOUSE

- ❖ Advertising
- ❖ Content
- ❖ UR 101 slide show
- ❖ 2 page public information piece
- ❖ Maps
- ❖ Process